



Association of Bay Area Governments  
Bay Area Air Quality Management District  
Metropolitan Transportation Commission

# Joint Policy Committee

## PLANNING RESOURCES

Incentives

Tool or Topic: **Financial Incentives**AuthorOrganizationPublishedFormat

Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report\\_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#)

## Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

Tool or Topic: **Incentives**

Author

Organization

Published

Format

Title: Colorado Sprawl Action Center's Growth Management Toolkit

Kramer

Colorado Sprawl Action Center

10/1/2001

Website

[#http://www.sprawlaction.org/toolkit#](http://www.sprawlaction.org/toolkit#)

Description:

Describes eleven tools used to guide and manage growth: comprehensive planning, impact fees, open space protection and funding, affordable housing, urban growth boundaries and contiguity, designing livable communities, incentives, intergovernmental agreements and regional planning, rural lands protection, public service concurrency, transportation planning. Each tool is described in terms of problem, solution, application and internet resources.

Tool or Topic: **Incentives**AuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning  
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

## Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
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- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Infill Incentives**

Author

Organization

Published

Format

Title: Recycling the City: The Use and Reuse of Urban Land

Greenstein

Lincoln Institute of Land Policy

11/1/2004 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=984#)

Description:

within political, economic, institutional and policy contexts. In the volume's three sections, the authors consider the issues at the national, regional, local and site levels; examine redevelopment processes and policies; and describe some potential uses of vacant and abandoned land, including urban agriculture, green development, and the preservation of an industrial landscape for cultural uses.

Following an introduction by coeditors Rosalind Greenstein and Yesim Sungu-Eryilmaz, the 11 chapters raise the essential questions: Is vacant land an opportunity or an obstacle? Are brownfields a legacy of prior industrial wealth, or of illegal and dangerous contamination? Is a land inventory vital to community needs for future growth, or the symbol of political shortsightedness or worse? Is the reclamation of this land the first step in an urban turnaround, or one more giveaway of local assets to investors with weak ties to the community?

To transform urban vacant lots requires focusing redevelopment efforts beyond the vacancy to the neighborhood and district context; accepting transitional uses as intermediate states; and a commitment to making thousands of small steps. The authors put redevelopment of urban land within the context of land economics, and make policy recommendations that concentrate on local action, including by nongovernmental organizations.

Recycling the City gathers cross-disciplinary research and analysis on the topic of underutilized, abandoned and vacant urban land, and will be of interest to anyone concerned with the future of our cities.

Tool or Topic: **Infill Incentives**

Author

Organization

Published

Format

Title: Smart Growth Hall Of Fame 2001

Kramer

Colorado Sprawl Action Center

12/5/2001 PDF file

[#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#](http://www.environmentcolorado.org/reports/smartgrowth2001.pdf)

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Permit Streamlining**AuthorOrganizationPublishedFormat

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Steinbach

Greenbelt Alliance

3/1/2002

PDF file

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Tool or Topic: **Tax Incentives**AuthorOrganizationPublishedFormat

Title: Development Subsidies and Labor Unions Belong in the Sprawl Debate

LeRoy

Lincoln Institute of Land Policy

9/1/2000

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#)

## Description:

The current debate and literature on urban sprawl and smart growth suffer in two regards. First, although they provide much insight on public goods such as roads, sewers and schools, they overlook the role of economic development incentives in the geographic dispersion of work in metro areas. This paper seeks to begin to fill in that gap by summarizing a small body of literature that strongly suggests incentives are an integral part of the sprawl process. It also summarizes a recent case study performed in the Twin Cities by Good Jobs First which argues that incentives there have demonstrably contributed to sprawl. Second, the smart growth movement lacks a vital constituency: labor unions. The movement was initiated by (primarily suburban) environmentalists and still lacks an adequate base among traditional urban constituency groups. While some faith-based organizing efforts on sprawl are underway, unions have not yet been asked to the table. This paper argues that unions are deeply affected by sprawl and that they can be brought into the smart growth movement if advocates become sufficiently informed as to labor's self-interest in the issue. It seeks to demonstrate that fact in several industrial sectors by borrowing segments of a recent curriculum on sprawl developed by Good Jobs First for Chicago Metropolis 2020 (a business-civic group) and presented to the leaders of the Chicago Federation of Labor (a 500,000-member labor council).

Tool or Topic: **Tax Incentives**

Author

Organization

Published

Format

Title: Local Government Tax and Land Use Policies in the United States

Ladd

Lincoln Institute of Land Policy

1/1/1998

Book

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=20#>

Description:

This nontechnical book evaluates economic thinking on the nexus between local land use and tax policies. Ladd summarizes the literature and clarifies issues such as the use of land use regulation as a fiscal tool, the effects of taxes on economic activity, and tax policies to promote economic development. Other contributors present new research on issues such as the impact of growth on tax burdens, land value taxation and metropolitan tax base sharing.

**Tool or Topic: Tax Increment Financing**AuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning  
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

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Tool or Topic: **Tax Increment Financing**

Author

Organization

Published

Format

Title: Tax Increment Financing: A Theoretical Inquiry

Brueckner

Lincoln Institute of Land Policy

11/1/1999 Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=80#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=80#)

Description:

This paper offers an analysis of tax increment financing, adding to a small theoretical literature on this important fiscal instrument. The analysis exploits the theoretical connection between property values and public-good levels, which is the subject of a large literature in local public finance. Using this approach, the paper shows that localized public improvements are likely to be opposed by property owners outside the affected area, who pay higher property taxes with no offsetting benefits. By using tax revenue captured from overlapping jurisdictions, TIF may circumvent this opposition, allowing the city to implement the public improvement without an increase in its tax rate. TIF is not always viable as a financing method, however, because it may not generate enough additional revenue. The analysis shows that TIF's viability is ensured only when the public good is at least moderately underprovided relative to the socially-optima level. In the case where the public good is slightly underprovided, a public improvement is desirable, but TIF is not viable. Finally, the analysis shows that the public-good levels ultimately chosen under TIF need not be efficient, with both under and overprovision being possible outcomes. Thus, while TIF may allow a city to carry out needed public improvements, the stimulus it provides may be excessive

**Tool or Topic: Transfer of Development Rights**AuthorOrganizationPublishedFormat

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4/1/2002

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Tool or Topic: **Transfer of Development Rights**

Author

Organization

Published

Format

Title: TDRs and Other Market-Based Land Mechanisms: How They Work and Their Role in Shaping Metropolitan Growth

Fulton

The Brookings Institution

6/1/2004

PDF file

[#http://www.brookings.edu/metro/publications/20040629\\_fulton.htm#](http://www.brookings.edu/metro/publications/20040629_fulton.htm#)

Description:

Transfers of development rights (TDRs) seem an ideal solution to the incessant conflict between land conservation and property rights. They also can serve as a useful tool to reconcile urbanization pressures and the desire to preserve rural and exurban land.

Using case studies and a national survey, this paper examines TDRs and other market-based land preservation techniques like mitigation banking and density transfer fees.

Tool or Topic: **Zoning Incentives**AuthorOrganizationPublishedFormat

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning  
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4/1/2002

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